



The City of NORMAN

201 West Gray, Bldg. A • P.O. Box 370
Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT
Phone: 405-366-5433

CASE NUMBER: PD14-29
DATE: October 9, 2014
TO: Interested Neighbors
FROM: City of Norman Department of Planning and Community Development
SUBJECT: Pre-Development Discussion of Proposed Plat

APPLICANT: Sunny Properties, L.L.C.
LOCATION: East side of Triad Village Drive
WARD: 1

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider a preliminary plat for the development of a day care facility and commercial offices. This property is currently zoned C-1, Local Commercial District, and C-2, General Commercial District, and a change of zoning will be required, along with a NORMAN 2025 Plan amendment for a portion of the property.

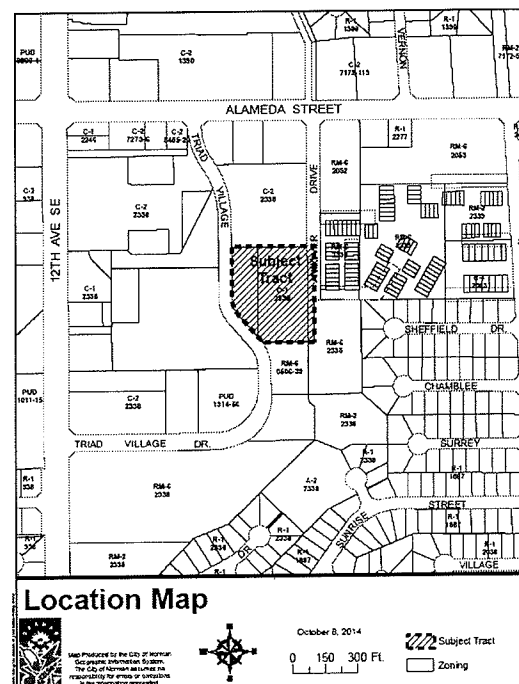
Please join us for a Pre-Development discussion of this proposal on Thursday, October 23, 2014 from 5:30 p.m. until 6:00 p.m. The meeting will be held in Conference Room D of Building A of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office.

Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or construction of a cellular tower) that could have an impact on surrounding properties.

Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns before applicants have finalized plans and prior to formal submission to the City of Norman. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern prior to submittal of a formal application, which in turn saves time, money and hard feelings on all sides.

If you have questions about the proposal, please call the contact person, Champ Patel or Harshil Patel, (405) 947-0953 between 10:00 a.m. and 4:00 p.m. We look forward to your participation and thank you for taking an active role in your community.

VICINITY MAP





Application for Pre-Development Informational Meeting

Case No. PD 14-29

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

APPLICANT/LAND OWNER Sunny Properties, LLC	ADDRESS 3048 N Grand Blvd Oklahoma City, OK 73107
EMAIL ADDRESS patel.champ@gmail.com	NAME AND PHONE NUMBER OF CONTACT PERSON(S) Champ Patel/Harshil Patel 405.947.0953 BEST TIME TO CALL: 10:00 a.m. - 4:00 p.m.

☒ Concurrent Planning Commission review requested and application submitted with this application.

A proposal for development on a parcel of land, generally located East of 12th Ave S.E. & South of Alameda St

and containing approximately 3.628 acres, will be brought forward to the Planning Commission and City Council for consideration within the next six months.

The Proposed Use(s) in this development will include (please describe specific land uses and approximate number of acres in each use):

Proposed development will be split into two lots. Lot 1 is 1.744 acres and is a proposed daycare.

Lot 2 is comprised of 1.844 acres and will be used for future development as allowed by current zoning.

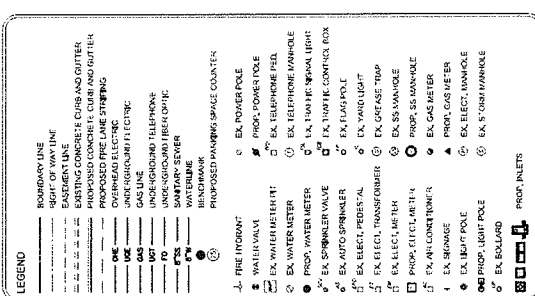
This proposed development will necessitate (check all that apply): <input checked="" type="checkbox"/> 2025 Plan Amendment <input type="checkbox"/> Growth Boundary <input checked="" type="checkbox"/> Land Use <input type="checkbox"/> Transportation <input checked="" type="checkbox"/> Rezoning to <u>C-1</u> District(s) <input type="checkbox"/> Special Use for _____ <input checked="" type="checkbox"/> Preliminary Plat _____ (Plat Name) <input type="checkbox"/> Norman Rural Certificate of Survey (COS) <input type="checkbox"/> Commercial Communication Tower	Items submitted: <input checked="" type="checkbox"/> Deed or Legal Description <input checked="" type="checkbox"/> Radius Map <input checked="" type="checkbox"/> Certified Ownership List <input checked="" type="checkbox"/> Written description of project <input checked="" type="checkbox"/> Preliminary Development Map <input checked="" type="checkbox"/> Greenbelt Enhancement Statement <input checked="" type="checkbox"/> Filing fee of \$125.00 Current Zoning: <u>C-1, C-2</u> Current Plan Designation: <u>Commercial & High Density Residential</u>	Concurrent Planning Commission Review Requested: <input checked="" type="checkbox"/> Received on: <u>10-2-14</u> at <u>2:20</u> a.m. <u>pm</u> by <u>mt</u>
---	--	--

October 2, 2014

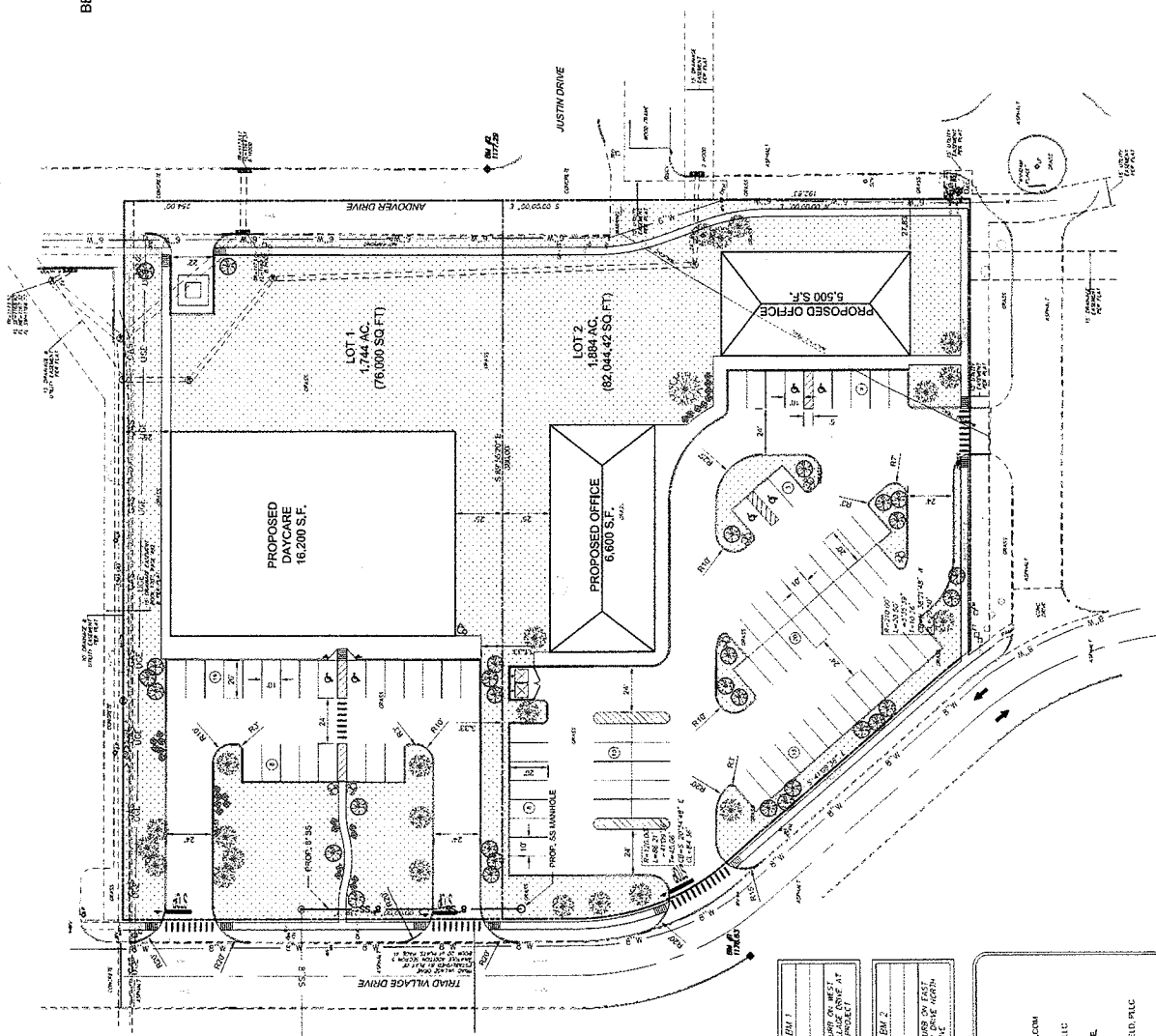
Middle Earth Description

The proposed plat will subdivide the existing unplatted property into two lots. The northern lot will be approx. 1.74 acres and contain 1 building that will serve as a day care facility. The day care is approximately 17,000 square feet and has a capacity of just less than 200 students. The facility has a full kitchen to feed the students two full meals per day and snack throughout the day. The facility also has a multipurpose space for gymnasium activities as well as many other functions. Attached to the multipurpose space is a storm shelter for the facility. The building will be a steel structure with masonry, glass, metal, and EIFS exterior materials. The height of the building will be 16 feet, and all mechanical equipment will be stored on the roof out of sight from the front and side views. There will be outdoor playgrounds with secure fences to keep the children inside. The southern lot will be approximately 1.88 acres and at this time is a proposed future commercial office complex. The southern lot will potentially contain 2 future office buildings ranging from 5,500 – 6,500 sq.ft. office space, associated parking and landscape area. Throughout this development it is the intent of the developer and owner to connect existing sidewalks and complete the pedestrian flow to, from, and through the site. It is our belief that the proposed day care will enhance the area and the community, and fits with the general purpose of the zoning and community needs.

BEING A PART OF THE NW/4 OF SECTION 33, T-9-N, R-2-W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



TOTAL LAND ACRES: 1628 ACRES
TOTAL NUMBER OF LOTS: 21075
TOTAL NUMBER OF BLOCKS: 1



BENCHMARK - BM 1	
1178.63	
CHW 7.0	
ON TOP OF CURB ON WEST SIDE TRIMBLE VILLAGE DRIVE AT AND AREA OF PROJECT	

BENCHMARK - BM 2	
1173.29	CUT "X"
ON TOP OF CURB ON EAST SIDE ANDOVER DRIVE NORTH OF JESSIE DRIVE	

WASHER
PROFESSIONALS, LLC
 1008 S. GRANDA BLVD.
 ALHAMBRA CITY, CA 91707
 TEL: (626) 444-8888
 FAX: (626) 444-8888
 E-MAIL: TAYLOR@PROFESSIONALS.COM

WMA ENGINEER
TECHNICAL CONSULTING, LLC
 10000 WILSON BLVD.
 ALHAMBRA CITY, CA 91713
 TEL: (626) 444-8888
 FAX: (626) 444-8888
 E-MAIL: JASON@TECHCONSULTING.COM

WILCOXSON THOMPSON MANSTEDT, PLLC
 10000 WILSON BLVD., SUITE 200
 ALHAMBRA CITY, CA 91713
 TEL: (626) 444-8888
 FAX: (626) 444-8888
 E-MAIL: TONY@WILCOXSON.COM

7106 CT DR QUENSDEN ST NW